

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF: Bronx PART B

1511 Shender LLC

-against

Petitioner has been read  
Landlord who understood  
and concurred to it  
Signed.

DATE 10/21/02

Window  
345  
OSC

SHELDON J. HALPRIN  
JUDGE, HOUSING COURT

INDEX NO. 33929/02

Jose L. Crespo

ADDRESS 1521 Shender ave APT. C35

29994

IT IS HEREBY STIPULATED AND AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

(1) PETITION AMENDED TO INCLUDE ALL RENT DUE THROUGH 10/02

(2) FINAL JUDGMENT IS ENTERED IN FAVOR OF THE PETITIONER IN THE SUM OF \$ 3996.97

(3) ISSUANCE OF THE WARRANT SHALL BE STAYED TO \_\_\_\_\_ AS FOLLOWS:

(A) TENANT TO PAY \$ 3996.97 ON OR BEFORE 11/21

(B) TENANT TO PAY \$ \_\_\_\_\_ ON OR BEFORE \_\_\_\_\_

(C) TENANT TO PAY \$ \_\_\_\_\_ ON OR BEFORE \_\_\_\_\_

(D) TENANT TO PAY \$ \_\_\_\_\_ ON OR BEFORE \_\_\_\_\_

(4) IN THE EVENT TENANT FAILS TO MAKE ANY PAYMENT(S) ABOVE, THE WARRANT SHALL ISSUE FORTHWITH UPON LANDLORD'S AFFIDAVIT OF NONCOMPLIANCE OR ATTORNEYS AFFIRMATION.

(5) IN THE EVENT TENANT DEFAULTS ON ANY PAYMENT (S) ABOVE, THE ENTIRE FINAL JUDGMENT AMOUNT WILL BE DUE IMMEDIATELY.

(6) THE ABOVE FINAL JUDGMENT AMOUNT DOES NOT INCLUDE RENT FOR THE MONTH (S) OF 11/02

, WHICH RENT IS PAYABLE WHEN DUE/AS FOLLOWS:

(7) THEREFORE, ALL PAYMENT(S) RECEIVED DURING THE MONTHS OF 11/02

, and \_\_\_\_\_, WILL FIRST BE APPLIED TO CURRENT RENT FOR THAT MONTH, AND THEN SATISFY THE JUDGMENT AMOUNT AS PER PARAGRAPH THREE.

(8) IF ANY DISPUTED BALANCE CANNOT BE RESOLVED, THE PETITIONER MAY MOVE TO AMEND THE JUDGMENT AMOUNT OR INSTITUTE A NEW PROCEEDING FOR SAID DISPUTED BALANCE.

LL to inspect and repair required by law. 1) inspect kitchen ceiling  
2) repair closets 3) bathroom and bedroom doors 4) repair bathroom light 5) electrical  
socket covered with paint 6) repair windows 7) bathroom ceiling Access date 11/4/02 (1 osc)

DATED: 10/21/02

GUTMAN, MINTZ, BAKER & SONNENFELDT, P.C.  
ATTORNEYS FOR PETITIONER

BY:

813 JERICHO TURNPIKE  
NEW HYDE PARK, NY 11040

AGENT

Dee f. Levy  
TENANT

D.B.